

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 16, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-25935 - APPLICANT/OWNER: RENZI TOWERS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Review (SDR-10143) shall expire on 1/18/10 unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-10143) and all other site related actions as required by the Planning and Development Department and Department of Public Works.
3. Conformance to all conditions of approval of Site Development Plan Review (SDR-22024) for the affiliated Temporary Sales Trailer located on 0.63 acres adjacent to the west side of Las Vegas Boulevard, approximately 640 feet south of Charleston Boulevard.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for an Extension of Time for an approved Site Development Plan Review (SDR-10143) for a 68-story Mixed-Use Development consisting of 1,011 residential units and 9,260 square feet of retail space; and Waivers of the Downtown Streetscape Standards, Build-to-Line Standards and Stepback Standards on 1.30 acres at 1209 South Third Street.

This is the first extension of time request for the proposed project. The applicant is making progress on the proposed project through the submittal of a Tentative Map (TMP-25488) that will be heard at the 1/10/08 Planning Commission. Staff finds that a two-year time limit for this Extension of Time (EOT-25935) request is deemed appropriate; therefore, approval of this request is recommended.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|--|--|
| 12/04/02 | The City Council approved a Site Development Plan Review (SDR-1061) for a 32-unit apartment complex on 0.68 acres adjacent to the east side of Third Street, approximately 270 feet north of Colorado Avenue. The Planning Commission and staff recommended approval on 11/07/02. |
| 12/15/05 | A Special Use Permit (SUP-10146) for a proposed 776-foot building in the Airport Overlay and a Special Use Permit (SUP-10230) for a proposed Mixed-Use development at 1209 South Third Street was stricken from the Planning Commission agenda as staff has determined these items are not necessary. |
| 1/18/06 | The City Council approved the request for a Site Development Plan Review (SDR-10143) for a 68-story Mixed-Use Development consisting of 1,011 residential units and 9,260 square feet of retail space; and Waivers of the Downtown Streetscape Standards, Build-to-line Standards and Stepback Standards on 1.30 acres at 1209 South Third Street. The Planning Commission recommended approval on 12/15/05. |
| 1/10/08 | A request for a Tentative Map (TMP-25488) for a Mixed-Use Development consisting of 1,011 residential units and 9,260 square-feet of retail space on 1.30 acres at 1125 through 1209 South Third Street is scheduled to be heard by the Planning Commission. Staff recommends approval. |
| <i>Related Building Permits/Business Licenses</i> | |
| Although the applicant has not obtained any building permits for the approved development, all previous structures on the subject site were previously demolished. | |
| <i>Pre-Application Meeting</i> | |
| A pre-application meeting is not required for an Extension of Time request, nor was one held. | |
| <i>Neighborhood Meeting</i> | |
| A neighborhood meeting is not required for an Extension of Time request, nor was one held. | |

| <i>Details of Application Request</i> | |
|--|------------|
| <i>Site Area</i> | |
| Net Acres | 1.30 acres |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|---|----------------------------|---|
| Subject Property | Undeveloped/Multi-Family Dwelling | MXU (Downtown - Mixed Use) | R-4 (High Density Residential) |
| North | Single Family Dwelling | MXU (Downtown - Mixed Use) | R-4 (High Density Residential) |
| South | Undeveloped | MXU (Downtown - Mixed Use) | R-4 (High Density Residential) Under a Resolution of Intent to C-1 (Limited Commercial) |
| East | Offices | C (Downtown - Commercial) | C-1 (Limited Commercial) |
| West | Offices/ Multi-Family Dwelling/ Undeveloped/ Single Family Dwellings | MXU (Downtown - Mixed Use) | R-4 (High Density Residential) Under a Resolution of Intent to C-1 (Limited Commercial)/ C-1 (Limited Commercial) |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---|-------------------|------------------|--------------------------|
| Special Area Plan | | | |
| Downtown Centennial Plan – Arts District | X | | N* |
| Redevelopment Plan Area | X | | Y |
| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | | | |
| Downtown Overlay District | X | | N* |
| Live/Work Overlay District | X | | Y |
| Trails | | X | NA |
| Rural Preservation Overlay District | | X | NA |
| Development Impact Notification Assessment | | X | NA |
| Project of Regional Significance | | X | NA |

*A Waiver to the Downtown Centennial Plan was approved with the requested Site Development Plan Review (SDR-10143).

ANALYSIS

This is the applicant's first Extension of Time request for the proposed Site Development Plan Review (SDR-10143). The applicant is proceeding through the Tentative Map stage as TMP-25488 is scheduled for the 1/10/08 Planning Commission with staff's recommendation for approval. It is noted that the project was initially proposed with two related Special Use Permits, SUP-10146 was submitted to allow a 776-foot tall building in the A-O Airport Overlay District, and SUP-10230 was submitted to allow a Mixed-Use Development use. These items were stricken from the agenda as they were deemed unnecessary.

FINDINGS

The applicant has made progress on the proposed project through the submittal of a Tentative Map (TMP-25488) that is scheduled to be heard at the 1/10/08 Planning Commission. Staff has recommended approval of the requested Tentative Map; therefore this Extension of Time request is deemed appropriate with a two year time limit.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0